

SHEET INDEX	
NO.	DESCRIPTION
1	WILLOWOOD SECTION ONE DEVELOPMENT PLAN
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4	WILLOWOOD SECTION ONE DEVELOPMENT PLAN
5	WILLOWOOD SECTION ONE DEVELOPMENT PLAN

REF: WP-89-34 TO WAIVE SECTION 16.113.C.2 TO EXCEED PUBLIC STREETS TO ADJACENT PROPERTIES (BALCONES) WAS DENIED TO WAIVE SECTION 16.113.C.10 TO EXCEED 1200 FEET ON PROPOSED CUL-DE-SAC WAS APPROVED (NOVEMBER 8, 1988).

WP-89-37 TO WAIVE SECTION 16.118.1 REQUIRING SUBMISSION OF SKETCH AND PRELIMINARY PLANS FOR WILLOWOOD SECTION ONE WAS APPROVED (NOVEMBER 22, 1988).

VP-87-02 TO WAIVE SECTION 16.129.2 REQUIRING CONSTRUCTION OF SIDEWALK ONLY ON SOUTH SIDE OF SUTTON COURT WAS APPROVED (AUGUST 1, 1986).

- REVISION NOTE:
- TYPICAL LOT WIDTH HAS CHANGED FROM 16'-18' TO 20' LOT WIDTH.
  - UNITS 115-122, 123-130 WERE CHANGED FROM 54 TO 55 UNITS TO GARAGE UNITS.
  - UNIT COUNT HAS CHANGED FROM 57 TO 54 UNITS.

ADDRESS CHART

LOT NUMBER	STREET ADDRESS	LOT NUMBER	STREET ADDRESS
92	6200 MANCHESTER WAY	134	6211 "
93	6202 "	135	6213 "
94	6204 "	136	6215 "
95	6206 "	137	6217 "
96	6210 "	138	6219 "
97	6212 "	139	6223 "
98	6214 "	140	6225 "
99	6216 "	141	6227 "
100	6218 "	142	6229 "
101	6222 "	143	6231 "
102	6224 "	144	6233 "
103	6226 "	145	6235 "
104	6228 "		
105	6230 "		
106	6232 "		
107	6234 "		
108	6236 "		
109	6240 "		
110	6242 "		
111	6244 "		
112	6246 "		
113	6248 "		
114	6250 "		
115	6253 "		
116	6251 "		
117	6229 "		
118	6227 "		
119	6225 "		
120	6223 "		
121	6221 "		
122	6219 "		
123	6218 "		
124	6213 "		
125	6211 "		
126	6209 "		
127	6207 "		
128	6205 "		
129	6203 "		
130	6201 "		
131	6205 SUTTON COURT		
132	6207 "		
133	6209 "		

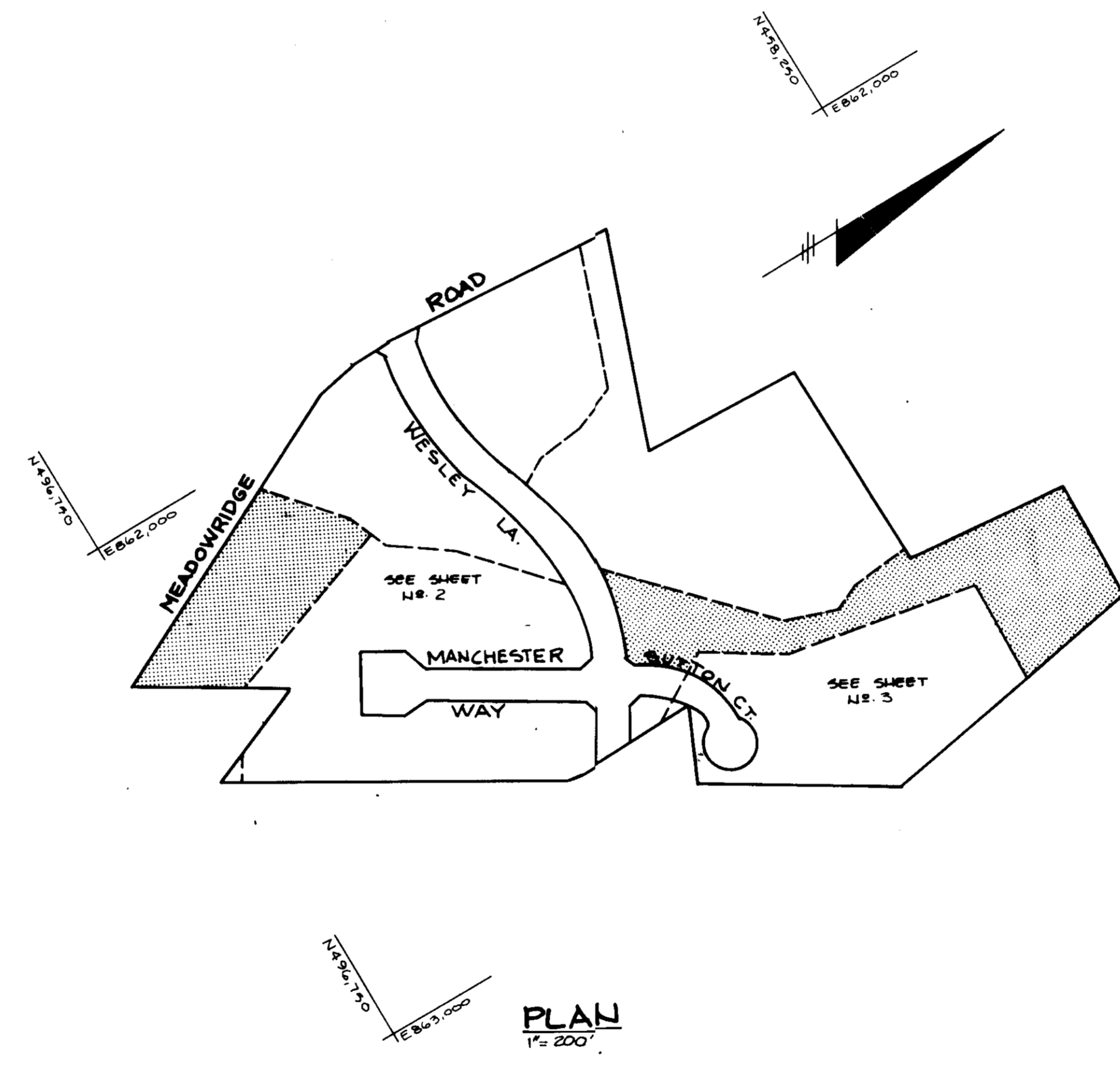
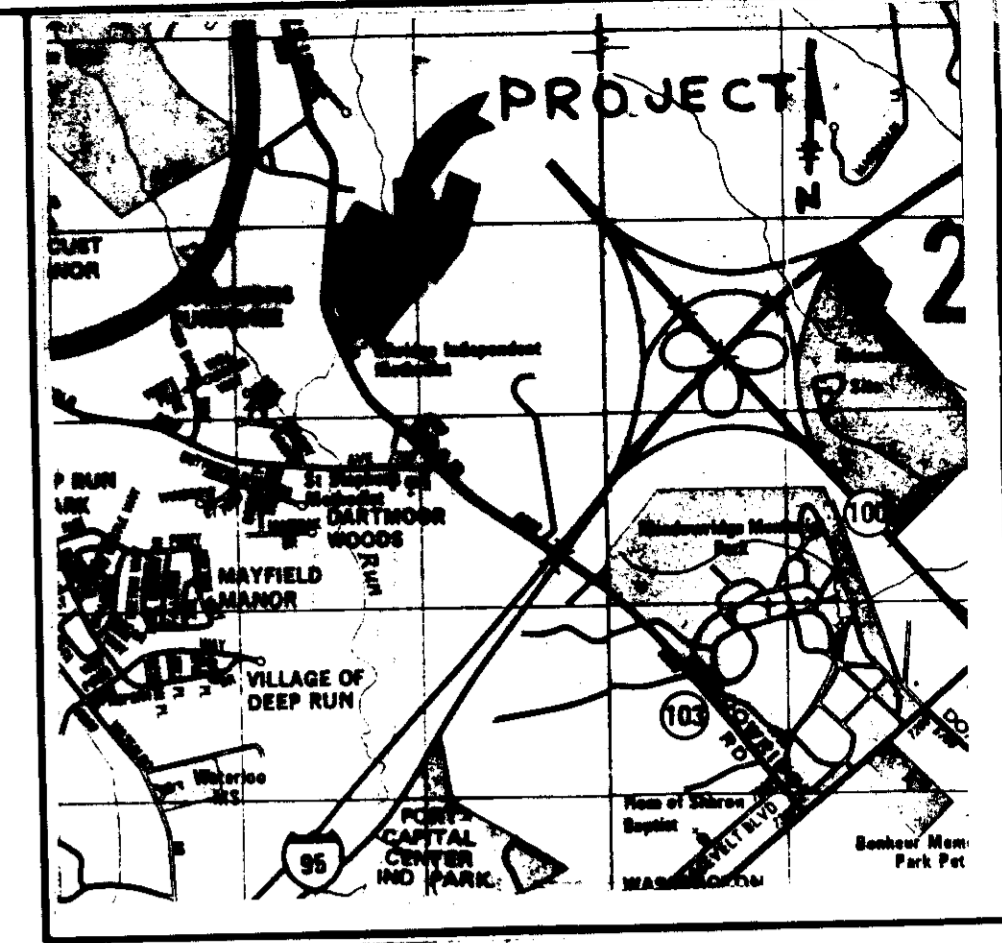
# SITE DEVELOPMENT PLAN

# WILLOWOOD

## SECTION ONE

## 1ST ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



- GENERAL NOTES**
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
  - APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. FROM BEST AVAILABLE INFORMATION THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
  - CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
 

MISS UTILITY	1-800-257-7777
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5553
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-2272
  - ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
  - ALL PIPE ELEVATIONS SHOWN ARE INVERT  $\ominus$  ELEVATIONS.
  - THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
  - PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
  - NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
  - TOPO TAKEN FROM FIELD RUN SURVEY DATED JULY, 1986 BY THE RESNER GROUP, INC.
  - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL C2.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
  - THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
  - STORM WATER MANAGEMENT FOR THIS SITE WAS DESIGNED AND CONSTRUCTED AS PER F-87-41.
  - THE U.S. ARMY CORPS OF ENGINEERS HAS APPROVED GRADING OF THE NON-TIDAL WETLANDS OF WILLOWOOD UNDER PERMIT NO. CENAS-OP-RW(WILLOWOOD)88-0160-3

SITE TABULATION		DENSITY TABULATION	
TOTAL AREA OF PROPERTY	21.58 (851,091 S.F.)	TOTAL AREA OF PROPERTY	21.58 (851,091 S.F.)
AREA OF FLOODPLAIN & STEEP SLOPES	1.00 (37,551 S.F.)	AREA OF FLOODPLAIN & STEEP SLOPES	1.00 (37,551 S.F.)
NET AREA	18.58 (673,540 S.F.)	NET AREA	18.58 (673,540 S.F.)
NO. OF DWELLING UNITS PERMITTED	75 U.D.	NO. OF DWELLING UNITS PERMITTED	75 U.D.
FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	8 U.D.	FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	8 U.D.
NO. OF DWELLING UNITS ALLOWED WITH FLOODPLAIN LOT ADJUSTMENT	83 U.D.	NO. OF DWELLING UNITS ALLOWED WITH FLOODPLAIN LOT ADJUSTMENT	83 U.D.
TOTAL NO. OF DWELLING UNITS PROPOSED	75 U.D.	TOTAL NO. OF DWELLING UNITS PROPOSED	75 U.D.
DENSITY PER ACRE	2.47 U.D./AC.	DENSITY PER ACRE	2.47 U.D./AC.
REFERENCE	N-86-21, P-86-59, VP-87-02, 1-87-41, P-89-96, SH-87-81, N-89-24, WP-89-34	REFERENCE	N-86-21, P-86-59, VP-87-02, 1-87-41, P-89-96, SH-87-81, N-89-24, WP-89-34

**APPROVED**  
DIVISION OF  
COMMUNITY PLANNING  
& LAND DEVELOPMENT  
HOWARD COUNTY,  
MARYLAND  
DATE **3-23-89**  
P.8.116 & 11-23-88

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*James M. Bond* 6/23/89  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*Arthur E. Muegge* 7/14/89  
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James J. ...* 6/21/89  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James J. ...* 6-20-89  
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
3-18-89	1	Revised As Per County Comments

OWNER/DEVELOPER  
CAPITAL HOMES INC.  
8905 GULFORD RD. SUITE 290  
COLUMBIA, MD. 21046

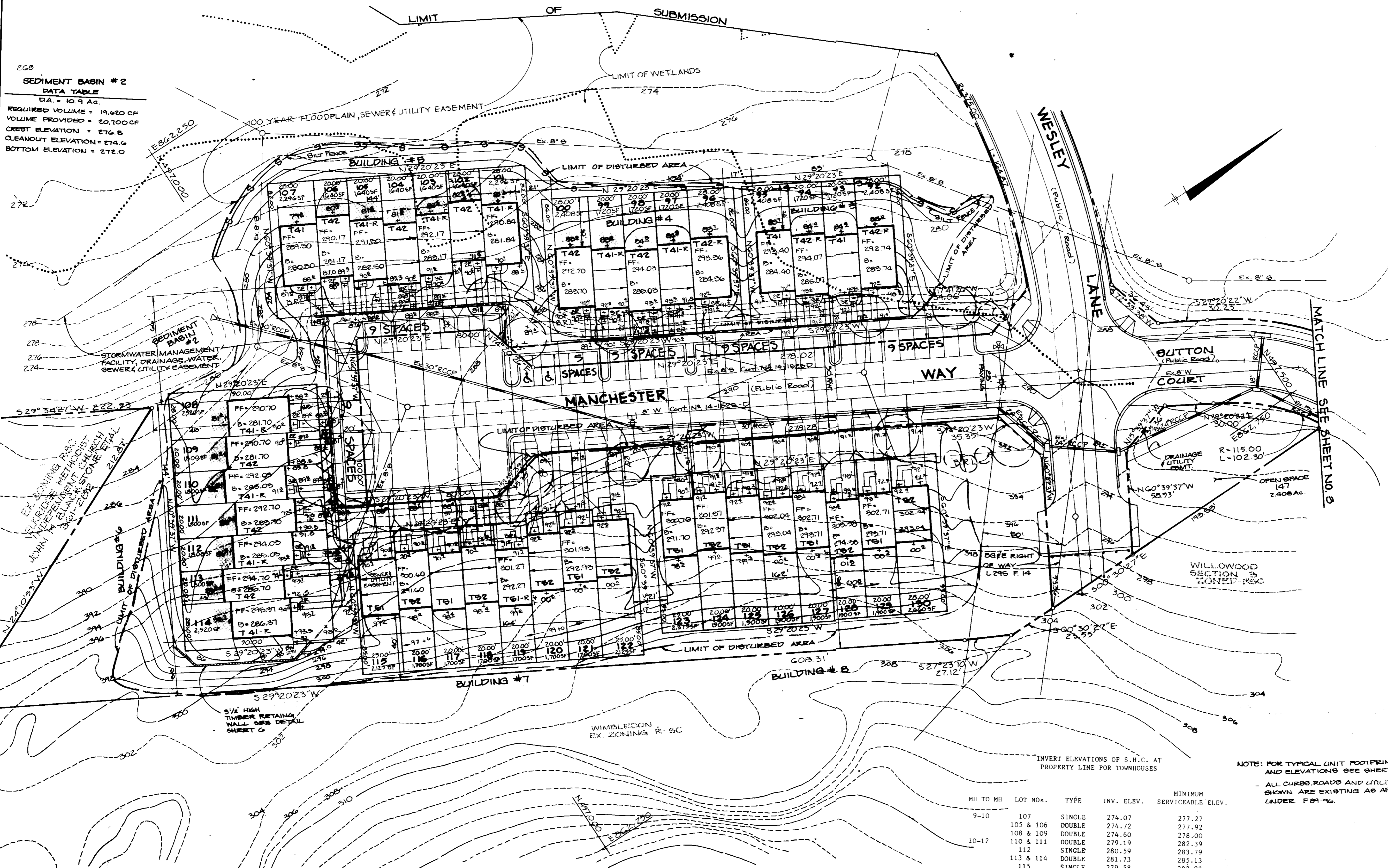
PROJECT: **WILLOWOOD**  
SECTION ONE LOTS 92-145  
AREA TAX MAP 57 PARCELS 79,130 & 131  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: **TITLE SHEET**  
SINGLE FAMILY ATTACHED - REVISIONS TO 80P-87-81

RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

DESIGNED BY: M.E.M.  
DRAWN BY: L.J.G.  
PROJECT NO: 29710  
DATE: JANUARY 30, 1989  
SCALE: AS SHOWN  
DRAWING NO. 1 OF 6

268  
**SEDIMENT BASIN #2**  
 DATA TABLE  
 DATE 10.9.89  
 REQUIRED VOLUME = 14,620 CF  
 VOLUME PROVIDED = 20,100 CF  
 CREST ELEVATION = 276.8  
 CLEANOUT ELEVATION = 274.6  
 BOTTOM ELEVATION = 272.0



BY THE DEVELOPER:  
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."  
*Arthur E. Muegge* 3/30/89  
 DEVELOPER DATE

BY THE ENGINEER:  
 "I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."  
*Arthur E. Muegge* 3-27-89  
 ARTHUR E. MUEGGE DATE

REVIEWED FOR \_\_\_\_\_ NAME \_\_\_\_\_ S.C.D.  
 AND MEETS TECHNICAL REQUIREMENTS  
 \_\_\_\_\_  
 U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Stephen L. Miller* 5-12-89  
 HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY HEALTH DEPARTMENT.  
*James M. Boyd* 6/23/89  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*W. J. Langley* 7-14-89  
 PLANNING DIRECTOR DATE  
*W. J. Langley* 7/10/89  
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James M. Boyd* 6/23/89  
 DIRECTOR DATE  
*Arthur E. Muegge* 6-20-89  
 CHIEF, BUREAU OF ENGINEERING DATE

4-19-80	2	ADDED SEWER & UTILITY EASEMENT
5-10-89	1	Revised As Per County Comments
DATE	NO	REVISION

OWNER/DEVELOPER  
 CAPITAL HOMES, INC.  
 6765 GUILFORD RD. SUITE 290  
 COLUMBIA, MARYLAND 21046

PROJECT  
**WILLOWOOD**  
 SECTION ONE LOTS 92 - 145 5FA  
 AREA TAX MAP NO 37 PARCELS 79,190,301  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TITLE: REVISIONS TO SDP 87-81  
**SITE DEVELOPMENT PLAN**  
 SINGLE FAMILY ATTACHED LOTS 92-130

**THE RIEMER GROUP, INC.**  
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm  
 3105 North Ridge Road, Elliott City, Maryland 21043 (301) 461-2690

DATE \_\_\_\_\_  
 DESIGNED BY: L/JG  
 DRAWN BY: L/JG  
 PROJECT NO: 029700  
 DATE: JAN. 30, 1989  
 SCALE: 1" = 30'  
 DRAWING NO. 2 OF 6  
*Arthur E. Muegge*  
 ARTHUR E. MUEGGE

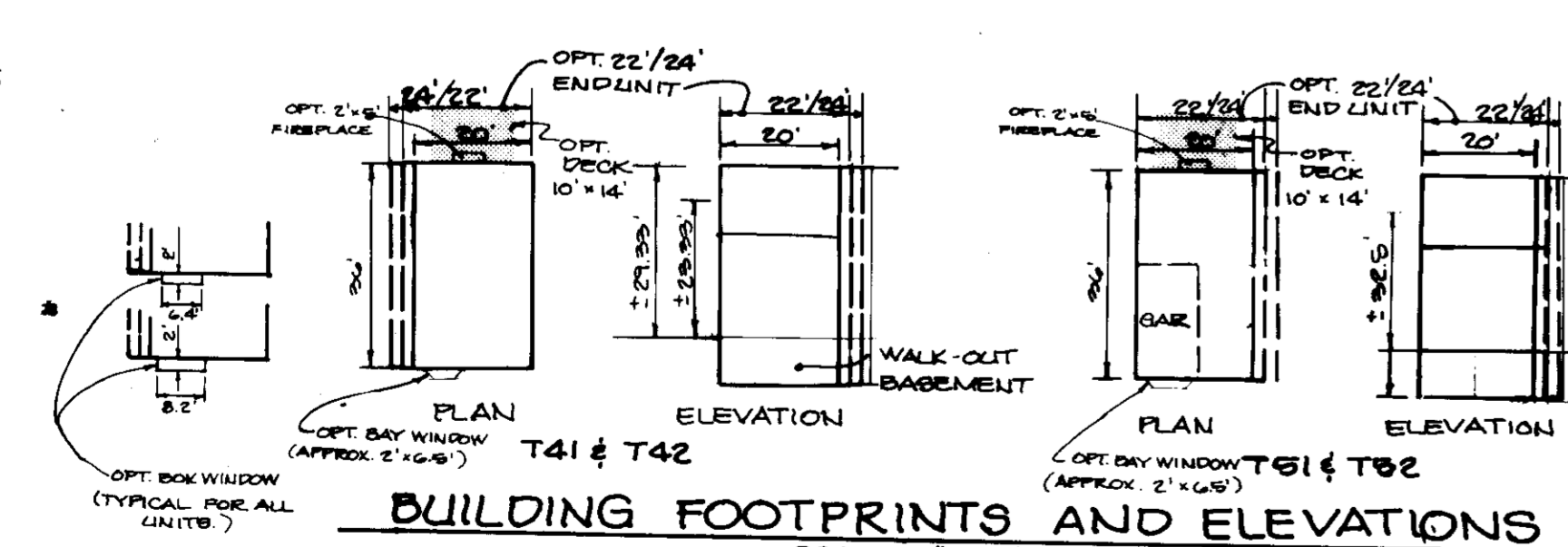
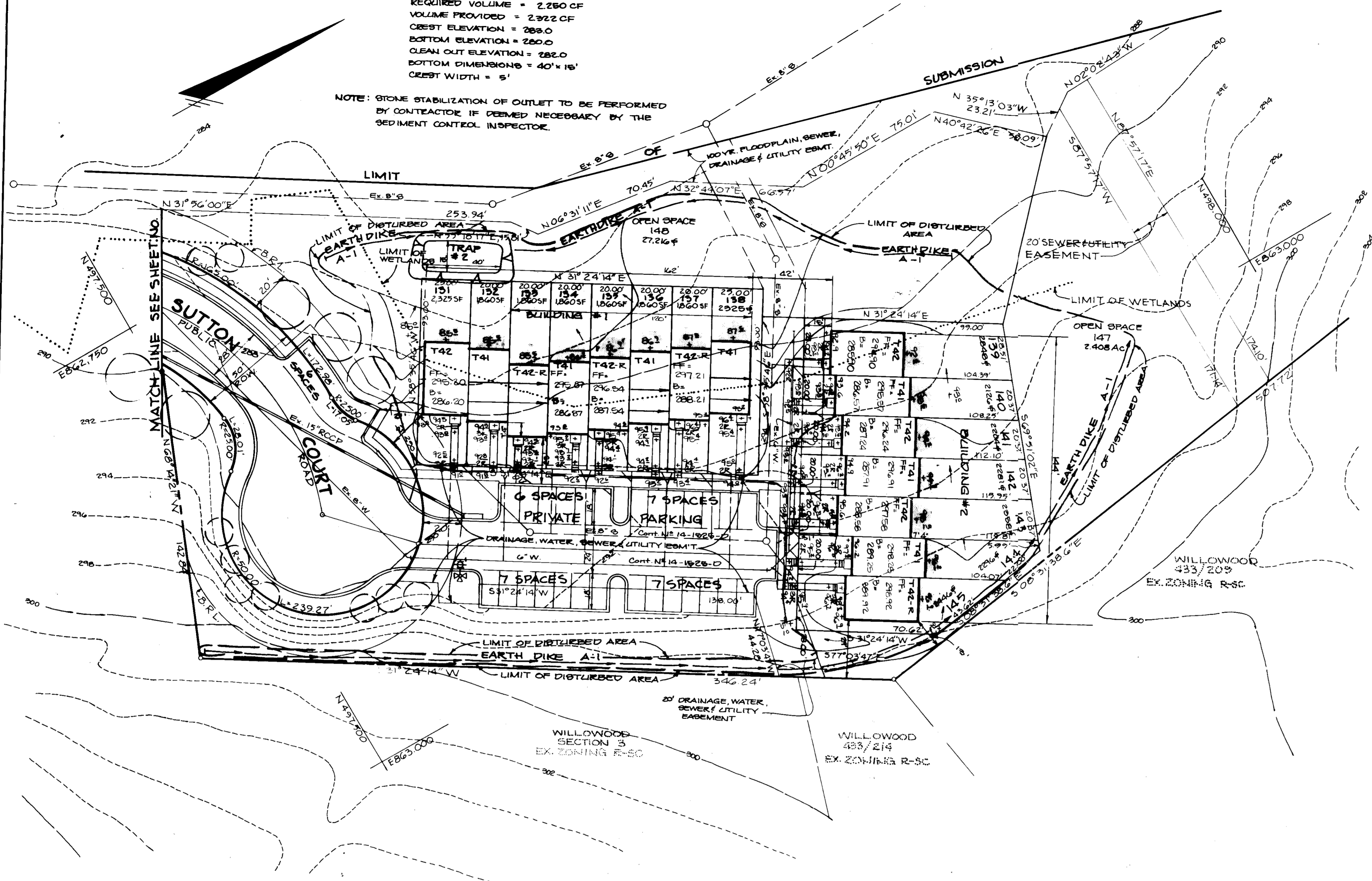
MH TO MH	LOT NOS.	TYPE	INV. ELEV.	MINIMUM SERVICEABLE ELEV.
9-10	107	SINGLE	274.07	277.27
	105 & 106	DOUBLE	274.72	277.92
	108 & 109	DOUBLE	274.60	278.00
10-12	110 & 111	DOUBLE	279.19	282.39
	112	SINGLE	280.59	283.79
	113 & 114	DOUBLE	281.73	285.13
	115	SINGLE	279.58	282.98
10-11	103 & 104	DOUBLE	275.82	279.02
	116 & 117	DOUBLE	276.18	279.38
	101 & 102	DOUBLE	276.42	279.62
	118	SINGLE	276.78	279.98
	119 & 120	DOUBLE	277.26	280.66
	100	SINGLE	276.94	280.14
	121 & 122	DOUBLE	278.02	281.22
	98 & 99	DOUBLE	277.82	281.02
	123 & 124	DOUBLE	286.04	289.44
	96 & 97	DOUBLE	278.68	281.88
	125 & 126	DOUBLE	286.14	289.34
	94 & 95	DOUBLE	279.70	282.90
	127 & 128	DOUBLE	286.42	289.62
	92 & 93	DOUBLE	280.85	284.05
22-23	129 & 130	DOUBLE	286.23	289.43
	139 & 140	DOUBLE	280.56	283.96
	141 & 142	DOUBLE	280.77	284.17
	143 & 144	DOUBLE	280.98	284.58
	145	SINGLE	281.34	284.94
23-24	137 & 138	DOUBLE	281.68	285.08
	135 & 136	DOUBLE	281.88	285.08
	133 & 134	DOUBLE	282.09	285.29
	131 & 132	DOUBLE	282.62	285.82

**APPROVED**  
 DIVISION OF  
 COMMUNITY PLANNING  
 & LAND DEVELOPMENT  
 HOWARD COUNTY,  
 MARYLAND  
 DATE 3-23-89  
 P.B. MUEGGE

**GRASS OUTLET TRAP #2  
DATA TABLE**

MAX D.A. = 1.25 AC  
 REQUIRED VOLUME = 2,250 CF  
 VOLUME PROVIDED = 2,922 CF  
 CREST ELEVATION = 288.0  
 BOTTOM ELEVATION = 280.0  
 CLEAN OUT ELEVATION = 282.0  
 BOTTOM DIMENSIONS = 40' x 15'  
 CREST WIDTH = 5'

NOTE: STONE STABILIZATION OF OUTLET TO BE PERFORMED BY CONTRACTOR IF DEEMED NECESSARY BY THE SEDIMENT CONTROL INSPECTOR.



UNIT SIZE	SQ. FT.	MIN. LOT SIZE
20'	782/0.4	1999 #
22'	824/0.4	2090 #
24'	912/0.4	2282 #

NOTE: SQUARE FOOTAGE TABULATIONS BASED ON UNITS WITH ALL OPTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*James M. Boyd* 6/23/89  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*W. J. ...* 7.14.89  
 PLANNING DIRECTOR DATE

*Charles S. ...* 7/19/89  
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*James ...* 6-20-89  
 DIRECTOR DATE

*William ...* 6-20-89  
 CHIEF, BUREAU OF ENGINEERING DATE

BY THE DEVELOPER:  
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."  
*Arthur E. Muegge* 3/30/89  
 DEVELOPER DATE

BY THE ENGINEER:  
 "I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."  
*Arthur E. Muegge* 3-27-89  
 ARTHUR E. MUEGGE DATE

REVIEWED FOR \_\_\_\_\_ NAME \_\_\_\_\_ S.C.D.  
 AND MEETS TECHNICAL REQUIREMENTS  
*William ...* 5-14-89  
 U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Arthur E. Muegge* 5-17-89  
 HOWARD S.C.D. DATE

DATE	NO	REVISION
5-19-89	1	Revised As Per County Comments

OWNER/DEVELOPER  
 CAPITAL HOMES, INC.  
 8969 GUILFORD RD. SUITE 290  
 COLUMBIA, MARYLAND 21046

PROJECT  
**WILLOWOOD**  
 SECTION ONE LOTS 92 - 145

AREA TAX MAP 37 PARCELS 79, 130, 301  
 1<sup>ST</sup> ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

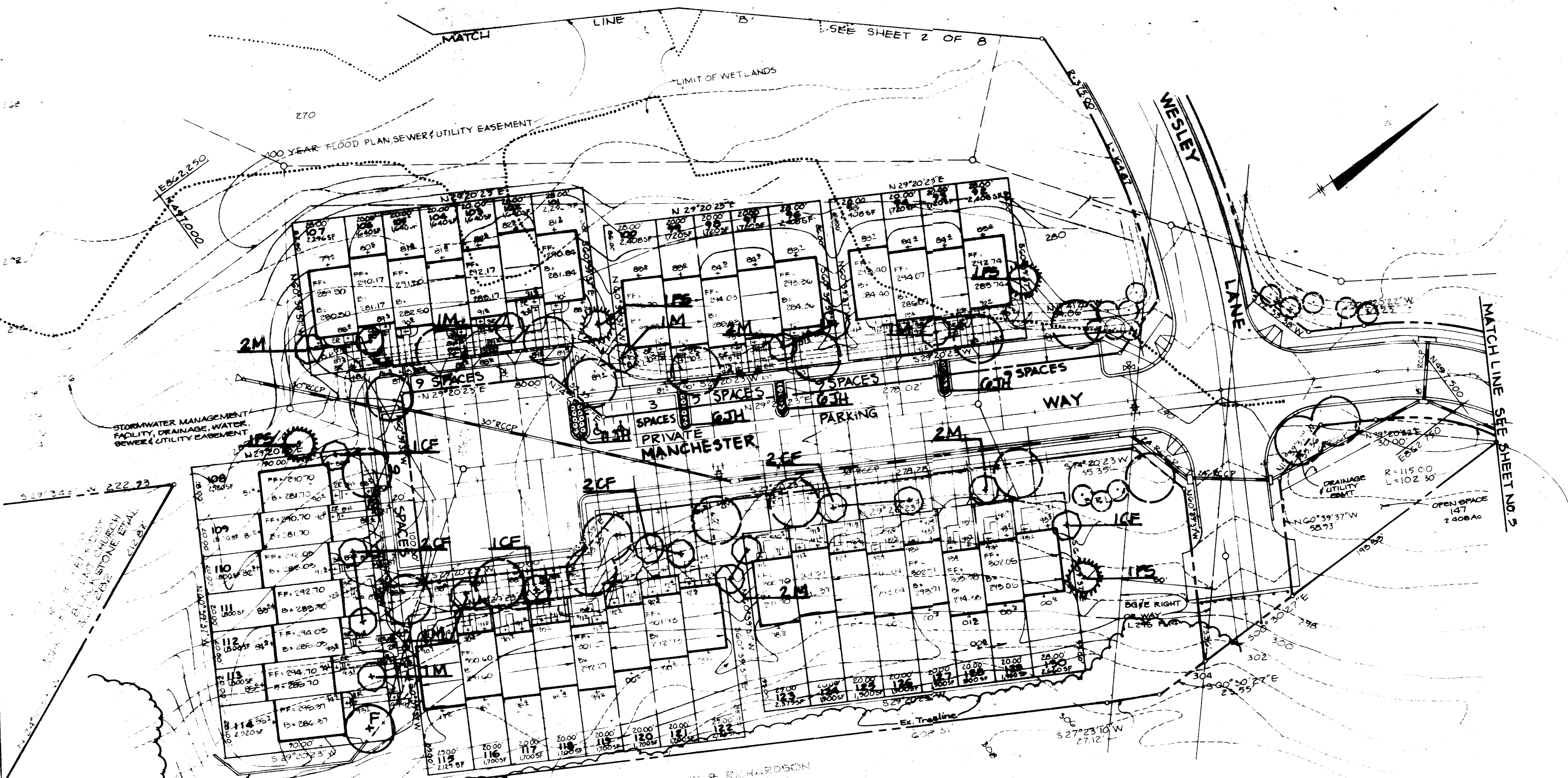
TITLE  
**REVISIONS TO SOP-87-01**  
**SITE DEVELOPMENT PLAN**  
 SINGLE FAMILY ATTACHED LOTS 131 - 145

**THE RIEMER GROUP, INC.**  
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm  
 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

APPROVED  
 DIVISION OF  
 COMMUNITY PLANNING  
 & LAND DEVELOPMENT  
 HOWARD COUNTY,  
 MARYLAND  
 DATE: 3-23-89 per  
 PERMITS of 11-23-88

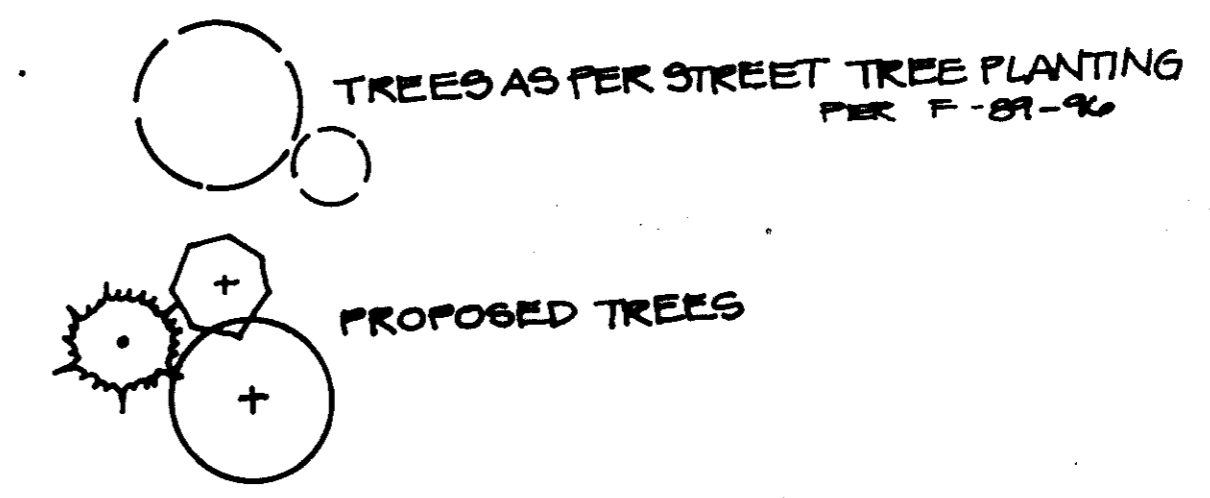
DATE	DESIGNED BY
	MEM.
	DRAWN BY LJS
	PROJECT NO 029710
	DATE JAN. 20, 1989
	SCALE 1" = 30'
	DRAWING NO 3 OF 6





NANNY B. RICHARDSON  
700-800  
EX ZONING R.S.C.

**KEY TO SYMBOLS**



NOTE: SEE SHEET 3 OF 6 FOR PLANT LIST & DETAILS.

BY THE DEVELOPER:  
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATES OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM AND THAT THE EROSION, SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."  
 Michael B. Clay DEVELOPER 3/30/89 DATE

BY THE ENGINEER:  
 "I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."  
 ARTHUR E. SIEGGE ENGINEER

REVIEWED FOR \_\_\_\_\_ NAME  
 AND MEETS TECHNICAL REQUIREMENTS  
 J. H. H. U.S. SOIL CONSERVATION SERVICE 5-1-89

THIS DEVELOPMENT PLAN IS APPROVED FOR EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Stephen L. Fisher HOWARD S.C.D. 5-17-89

APPROVED FOR PUBLIC WATER AND PUBLIC HEALTH DEPARTMENT OF HOWARD COUNTY HEALTH DEPARTMENT  
 Joyce M. Boyd and person 6/23/89

APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING & LAND DEVELOPMENT  
 W. R. J. 7-14-89

APPROVED FOR PUBLIC WATER, DRAINAGE SYSTEMS AND PUBLIC HEALTH DEPARTMENT OF HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 James J. Shanley 6-20-89

DATE: \_\_\_\_\_  
 OWNER: CAPITAL HOMES INC.  
 8900 GUILDFORD RD SUITE 200  
 COLUMBIA, MARYLAND 21046

PROJECT: **WILLOWOOD**  
 SECTION ONE LOTS 92-146

TITLE: **REVISIONS TO SDP 87-81**  
**LANDSCAPE PLAN**  
 SINGLE FAMILY ATTACHED

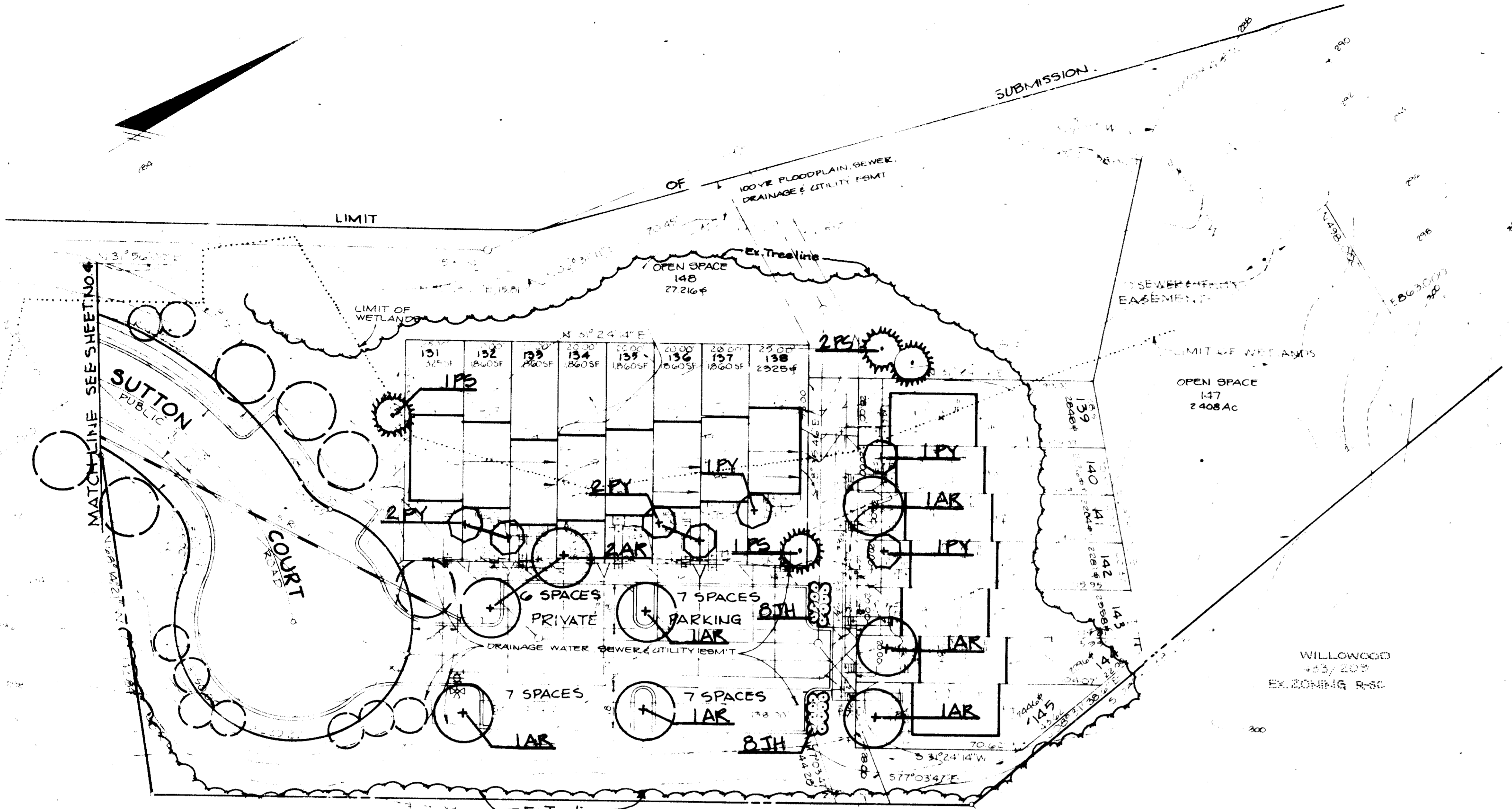
**THE RIEMER GROUP**  
 The Riemer Group, Inc. A Land Planning Firm  
 3105 Northridge Road, Ellicott City, Md.

DATE: 3-23-89  
 DESIGNER: LLB  
 DRAWN BY: LLB  
 PROJECT NO.:  
 DATE: JAN. 30, 1989  
 SCALE:  
 DRAWING NO. 4 G

APPROVED  
 DIVISION OF  
 COMMUNITY PLANNING  
 & LAND DEVELOPMENT  
 HOWARD COUNTY,  
 MARYLAND  
 DATE 3-23-89  
 P.B. MTG. of 11-23-88

MELANIE MOSER  
 LANDSCAPE ARCHITECT

F-89-149



**PLANT LIST**

Qty.	Symbol	Name	Size	Remarks
8	AR	ACER RUBRUM Red Maple	2 1/2"-3" Cal. 13-15' Hc.	B & B Full Head
8	CF	CORNUS FLORIDA Flowering Dogwood	1 1/2" Cal. 6-7' Hc.	B & B Full Head
1	F	FRAXINUS LANCEOLATA 'MARSHALL'S' Marshall's Ash	2 1/2"-3" Cal. 13-15' Hc.	B & B Full Head
65	JH	JUNIPERUS HORIZONTALIS PLUMOSA Andorra Juniper	16-24" Spd.	Cont.
14	M	MALUS RADIANT Radiant Crabapple	1 1/2" Cal. 6-7' Hc.	B & B Full Head
8	PS	PINUS STROBUS Eastern White Pine	2 1/2"-3" Cal. 6-8' Hc.	B & B Well Well Branched Unsheared
7	PY	PRUNUS YEDOENSIS Yoshino Cherry	1 1/2" Ca. 6-7' Hc.	B & B Full Head

*Joyce M. Boydland per ESM 6/23/89*

*Unltd.* 7.14.89

*Mark S. Campbell* 7/10/89  
COMMUNITY  
PLANNING & LAND DEVELOPMENT

BY THE DEVELOPER:  
I HAVE CERTIFIED THAT ALL DEVELOPMENT AND CONSTRUCTION SHALL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY PERSONNEL PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

*William B. Clary* 3/30/89  
DATE

BY THE ENGINEER:  
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*Arthur B. Siegge* DATE

REVIEWED FOR \_\_\_\_\_ NAME \_\_\_\_\_  
AND MEETS TECHNICAL REQUIREMENTS

*U.S. SOIL CONSERVATION SERVICE* 5-17-87 DATE

*Stephen R. Miller* 5-17-87 DATE  
HOWARD COUNTY

APPROVED BY THE ENGINEER:  
*James J. ...*

*William B. Clary* 6-23-89

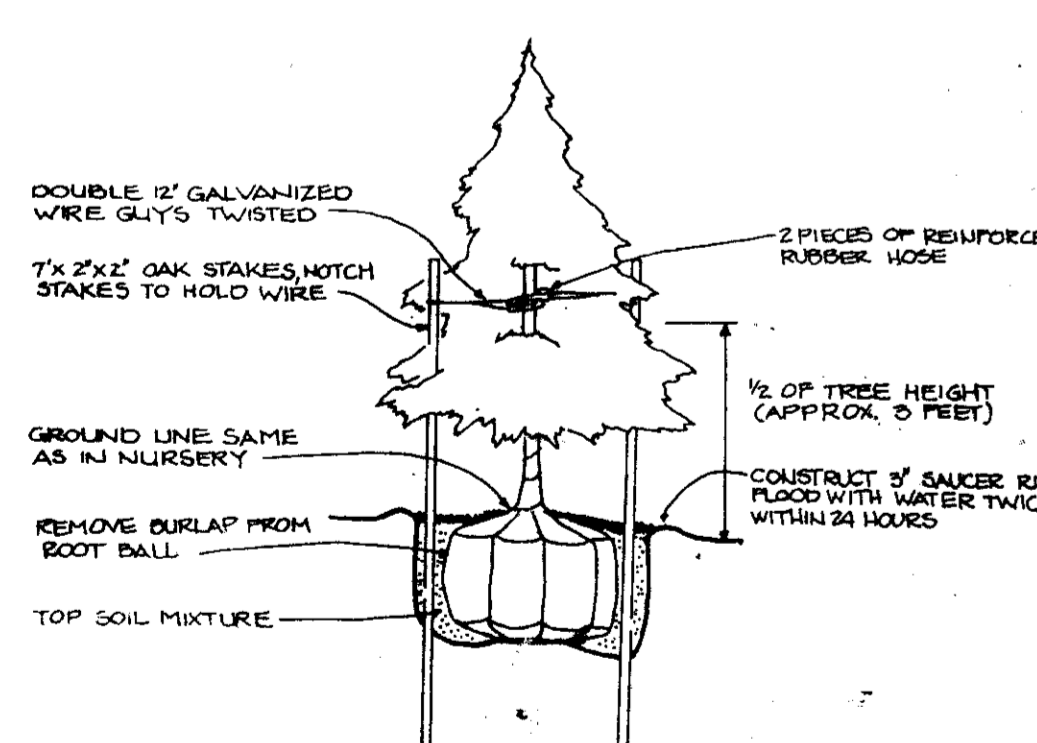
DATE NO. \_\_\_\_\_ REVIEWER

OWNER DEVELOPER  
CAPITAL HOMES INC.  
8965 GUILFORD RD. SUITE 200  
COLUMBIA, MARYLAND 21046

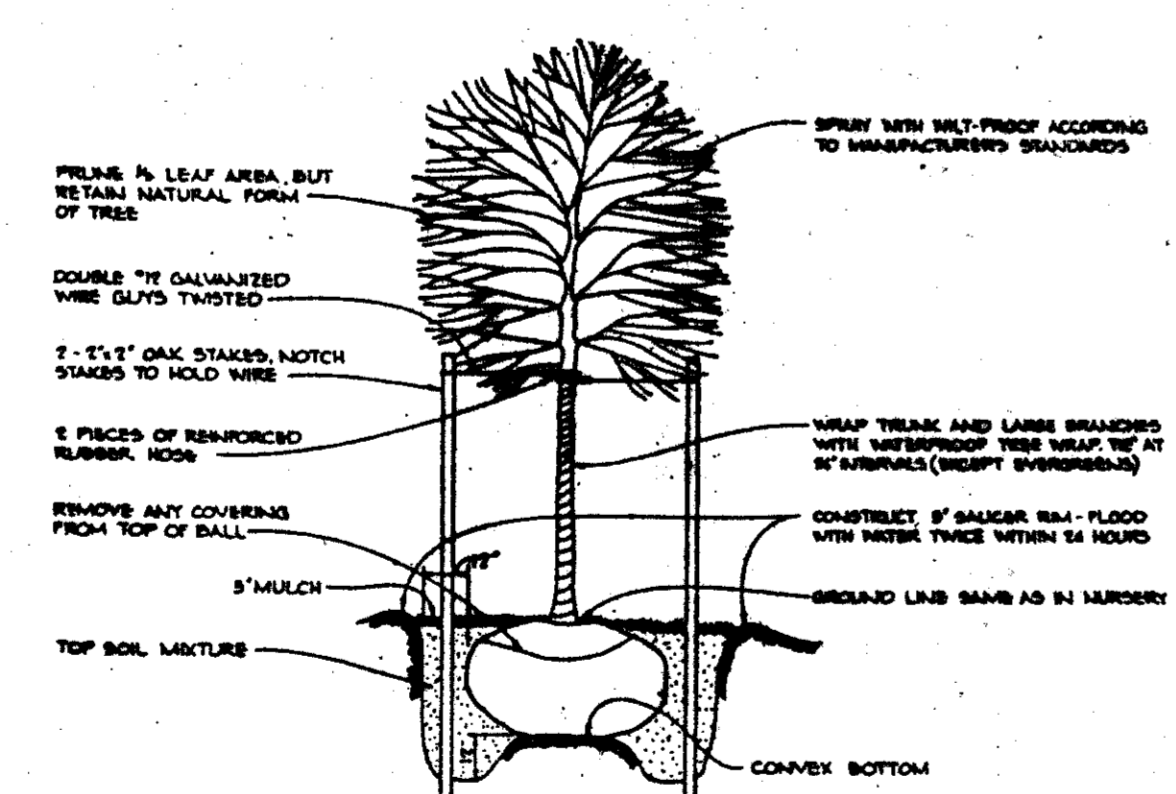
PROJECT  
**WILLOWOOD**  
SECTION ONE LOTS 92-148

AREA ...

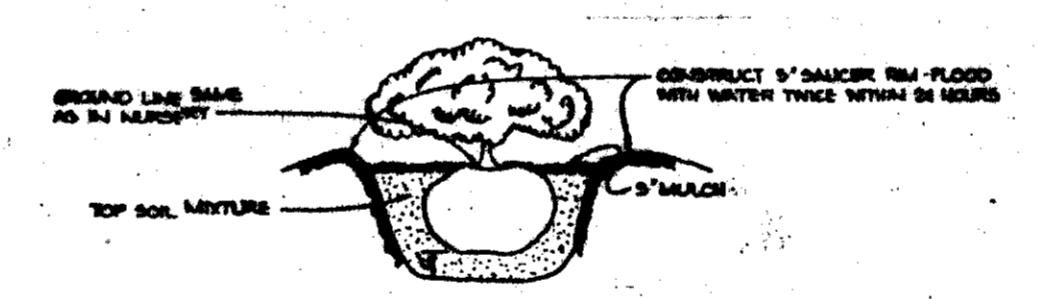
TITLE  
**REVISIONS TO SDP 87-81**  
**LANDSCAPE PLAN**  
SINGLE FAMILY ATTACHED LOTS 92-148



**EVERGREEN PLANTING DETAIL**  
NO SCALE

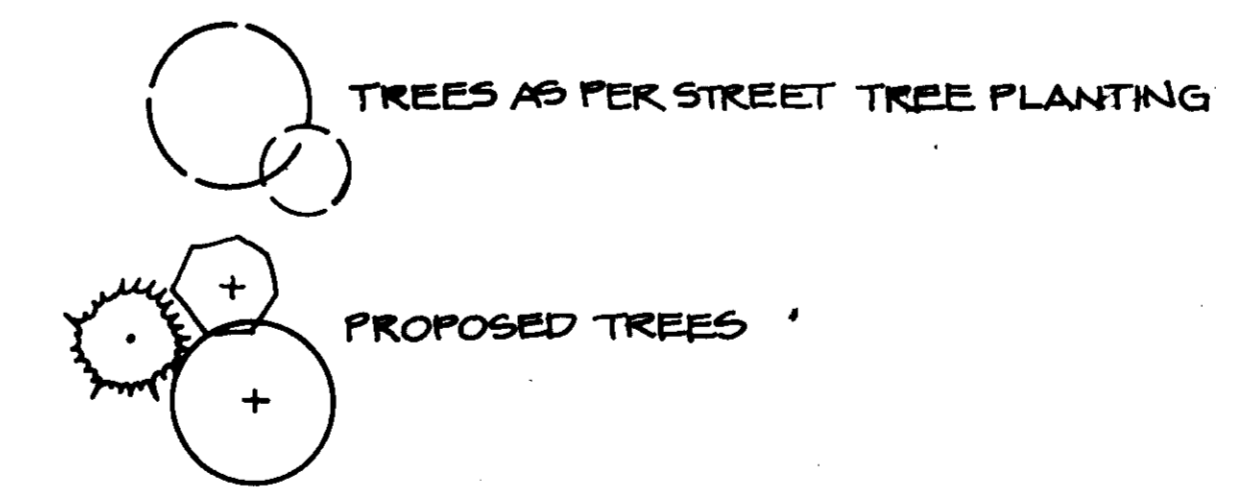


**TREE PLANTING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE

**KEY TO SYMBOLS**



**APPROVED**  
DIVISION OF  
COMMUNITY PLANNING  
& LAND DEVELOPMENT  
HOWARD COUNTY,  
MARYLAND  
DATE **3-23-89**  
P.B. M.T.G. of 11-23-88 AM

**THE RIEMER GROUP INC.**  
The Riemer Group, Inc. a Land Planning Design Firm  
3105 North Ridge Road Ellicott City, Maryland

DATE 3-27-89

**MELANIE MOBER**  
MELANIE MOBER #561

DESIGNER  
DRAWN BY **LLB**  
PROJECT NO.  
DATE **JANUARY 30, 1989**  
SCALE  
DRAWING NO. **5 OF 6**

**PERMANENT SEEDING NOTES**

**Seeding Preparation:** Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

**Soil Amendments:** Use one of the following schedules:

- Preferred:** Apply 2 tons per acre dolomitic limestone (92 lbs./1000 square feet) and 500 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 square feet) before seeding. Narrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 urea-form fertilizer (9 lbs./1000 square feet).
- Acceptable:** Apply 2 tons per acre dolomitic limestone (92 lbs./1000 square feet) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 square feet) before seeding. Narrow or disc into upper three inches of soil.

**Seeding:** For the periods March 1 through April 30, and August 1 through October 15, seed with 40 lbs. per acre (14 lbs./1000 square feet) Kentucky 31 Tall Fescue. For the period May 1 through July 31, seed with 40 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.07 lbs./1000 square feet) of weeping lovegrass. During the period of August 1 through February 28, protect site by: Option (1) 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring. Option (2) the seed. Option (3) seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well-anchored straw.

**Mulching:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 square feet) of well-anchored small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallon per acre (15 gal./1000 square feet) of emulsified asphalt on flat areas. On slopes 2 feet or higher, use 318 gallons per acre (18 gal./1000 square feet) for anchoring.

**Maintenance:** Inspect all seeded areas and make needed repairs, applications and "reseeding".

**TEMPORARY SEEDING NOTES**

**Seeding Preparation:** Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

**Soil Amendments:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 square feet).

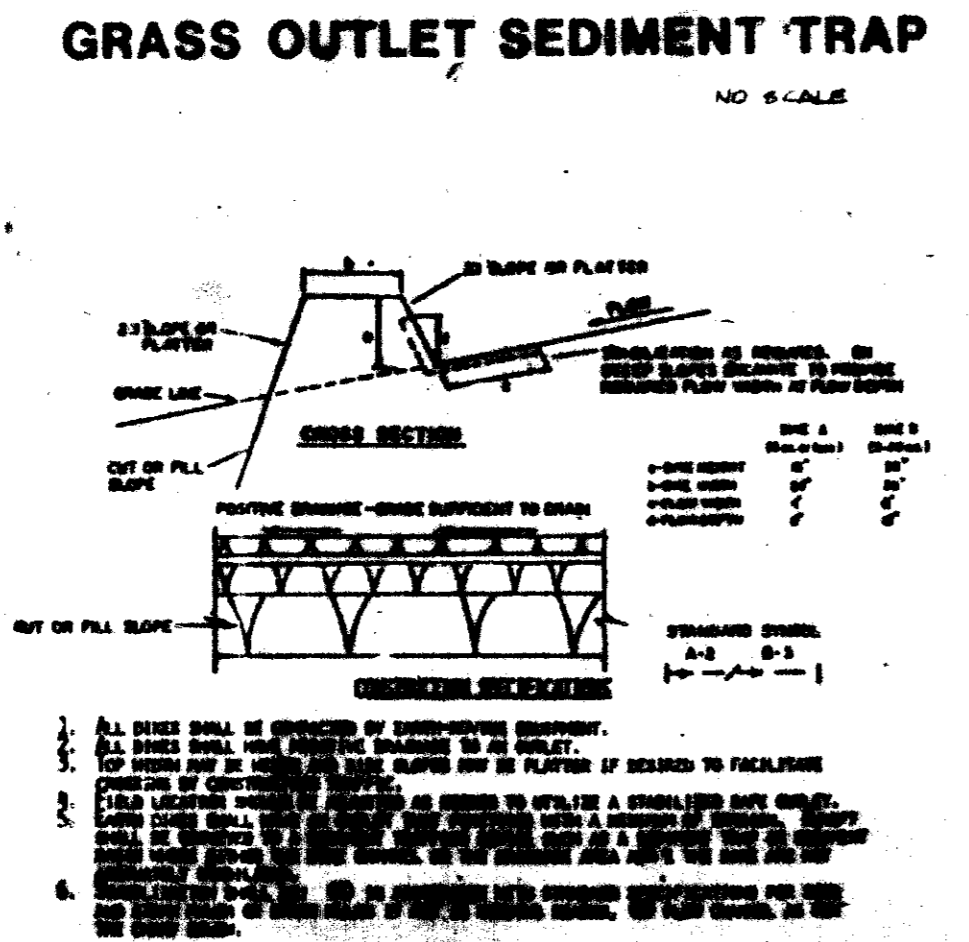
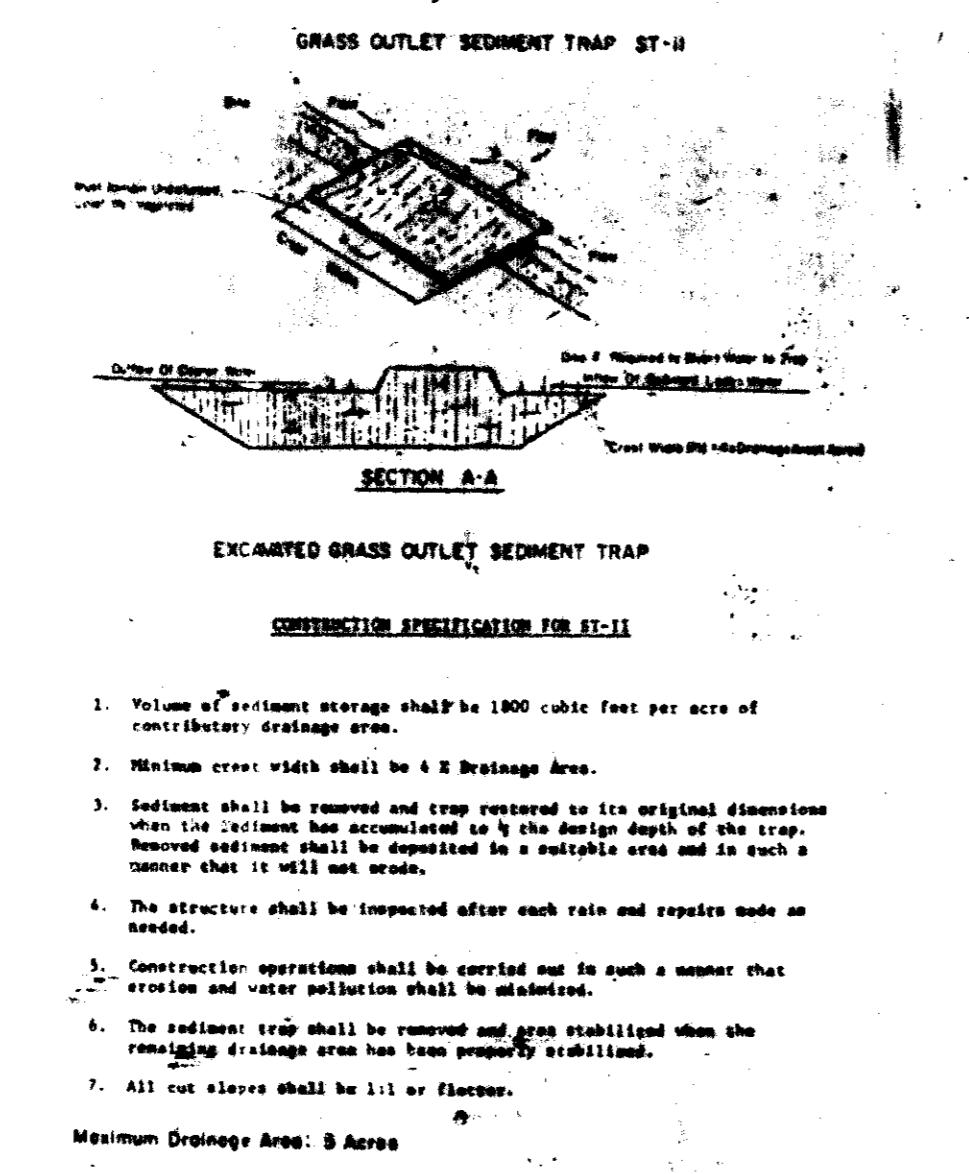
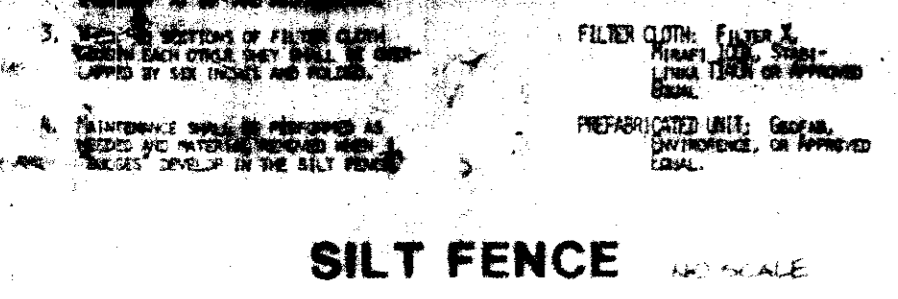
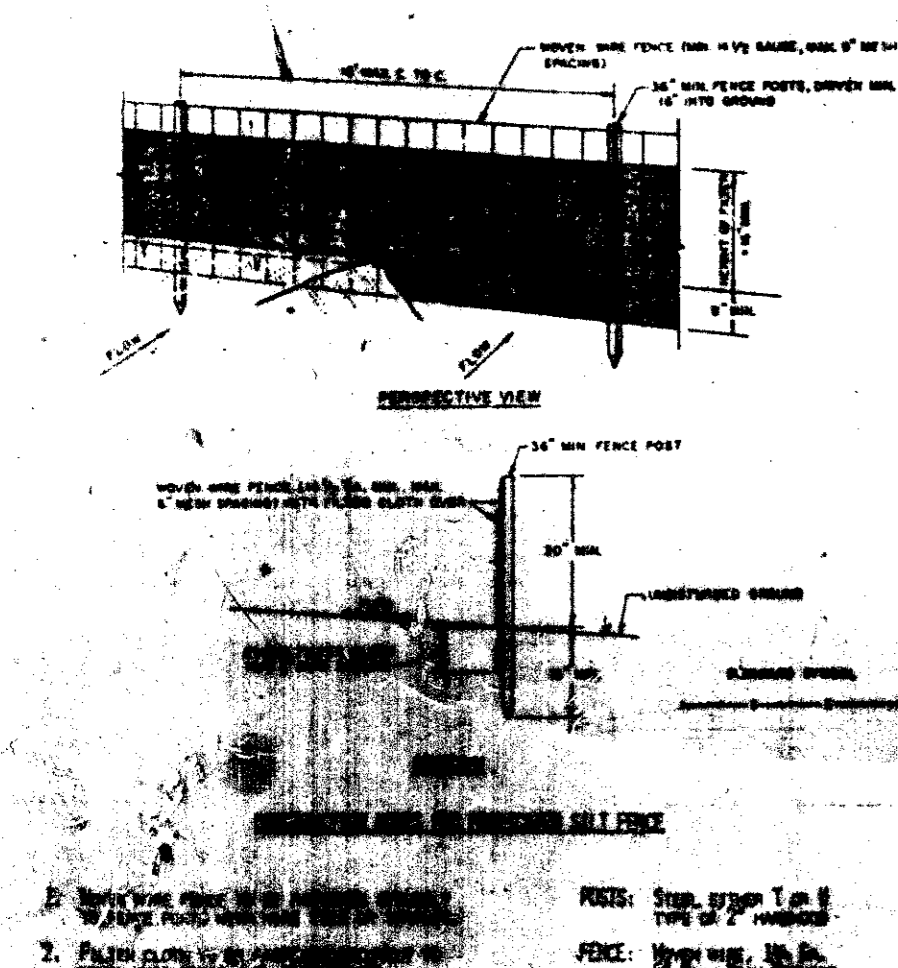
**Seeding:** For periods March 1 through April 30 and from August 15 through November 15, seed with 25 lbs. per acre of annual ryegrass (3.2 lbs./1000 square feet). For the period May 1 through August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs./1000 square feet). For the period October 16 through February 28, protect site by applying 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring, or use acid.

**Mulching:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 square feet) of well-anchored small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallon per acre (15 gal./1000 square feet) of emulsified asphalt on flat areas. On slopes 2 feet or higher, use 318 gal. per acre (18 gal./1000 square feet) for anchoring.

**SEDIMENT CONTROL NOTES**

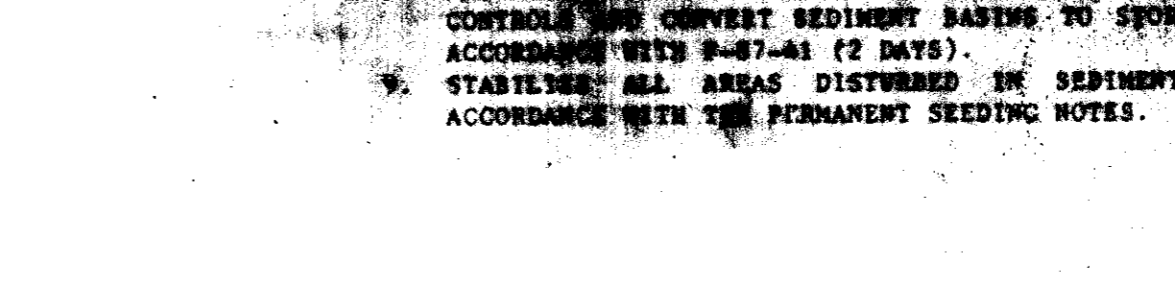
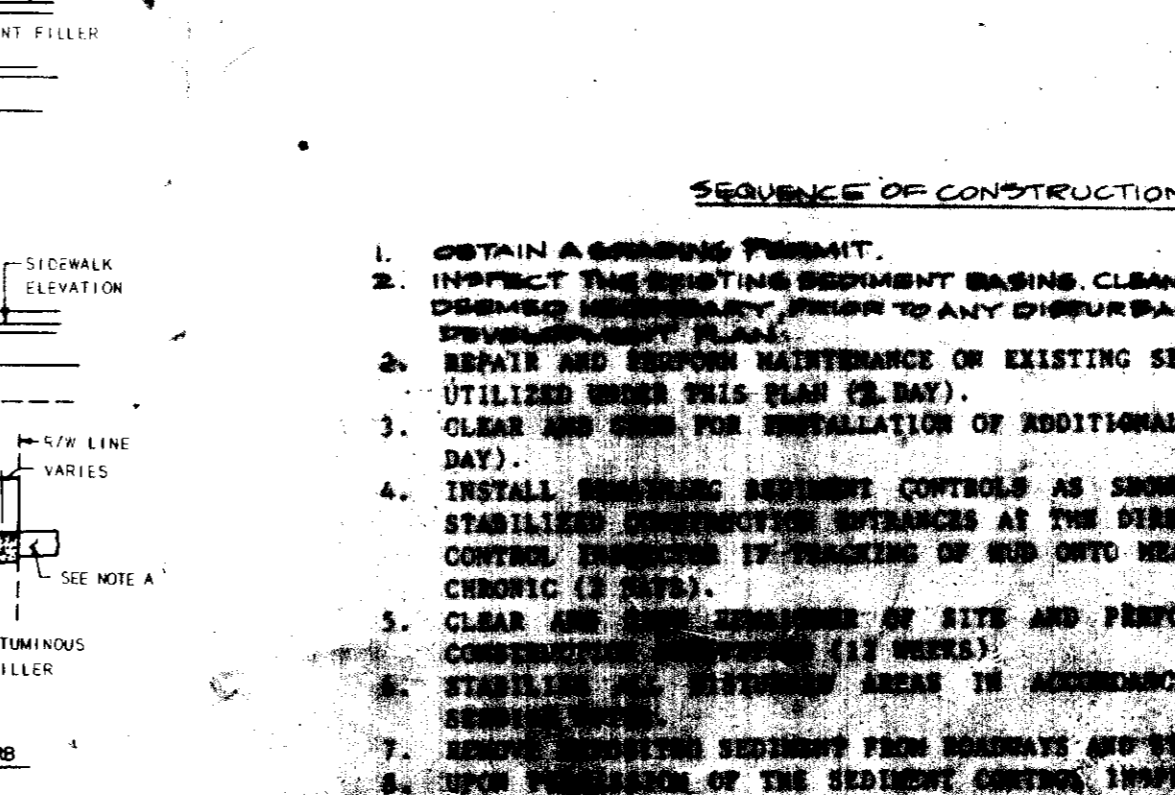
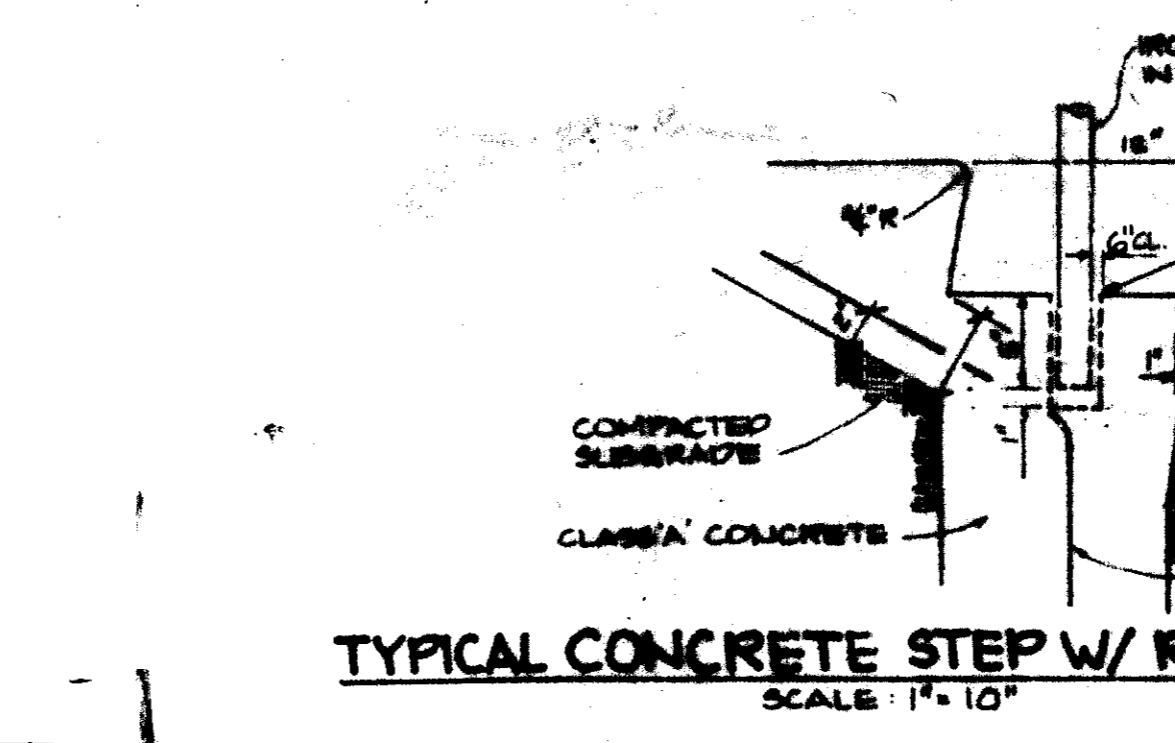
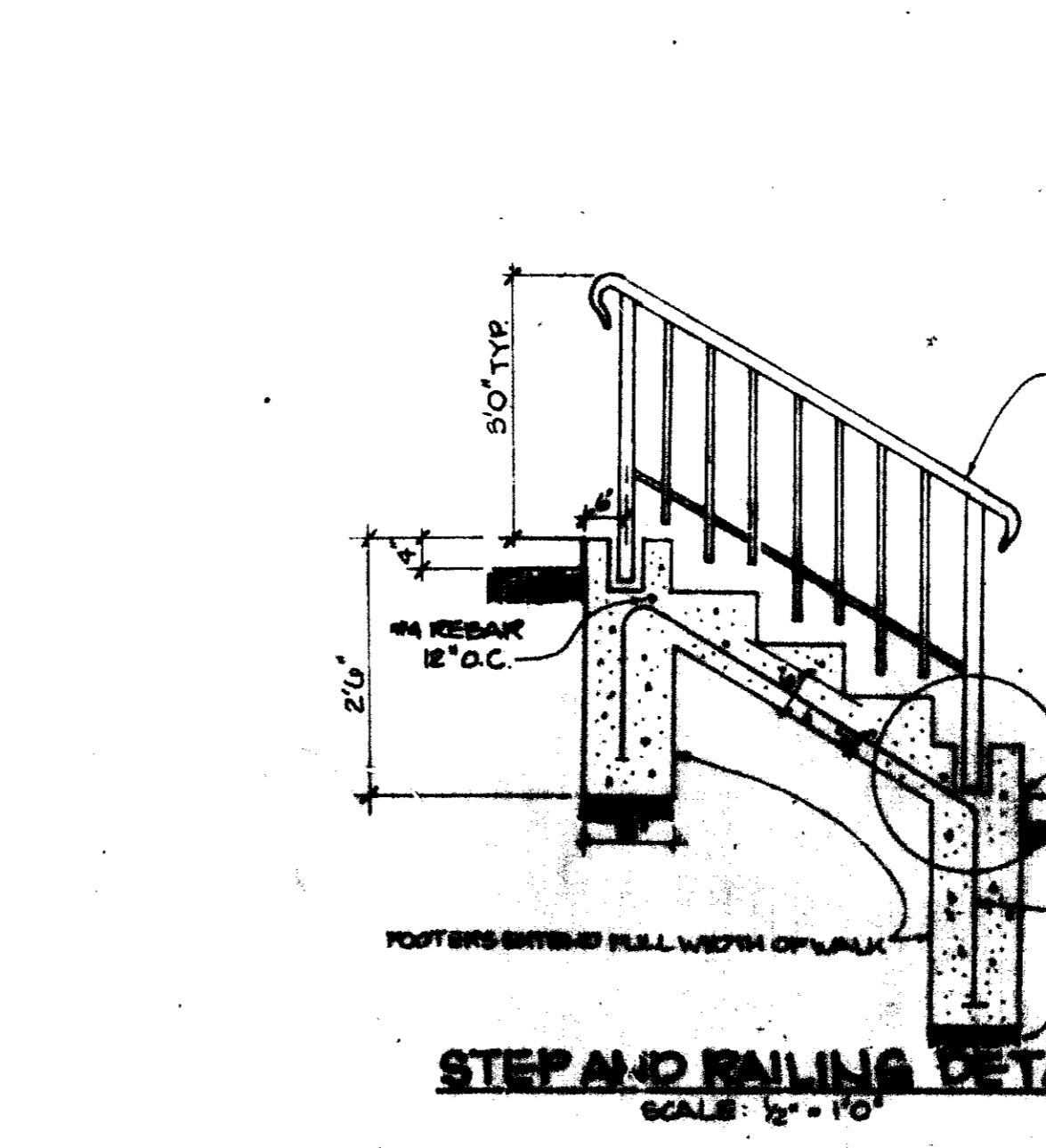
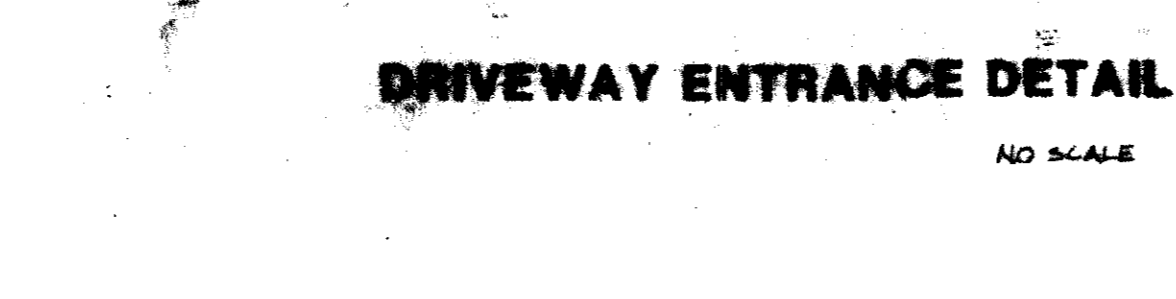
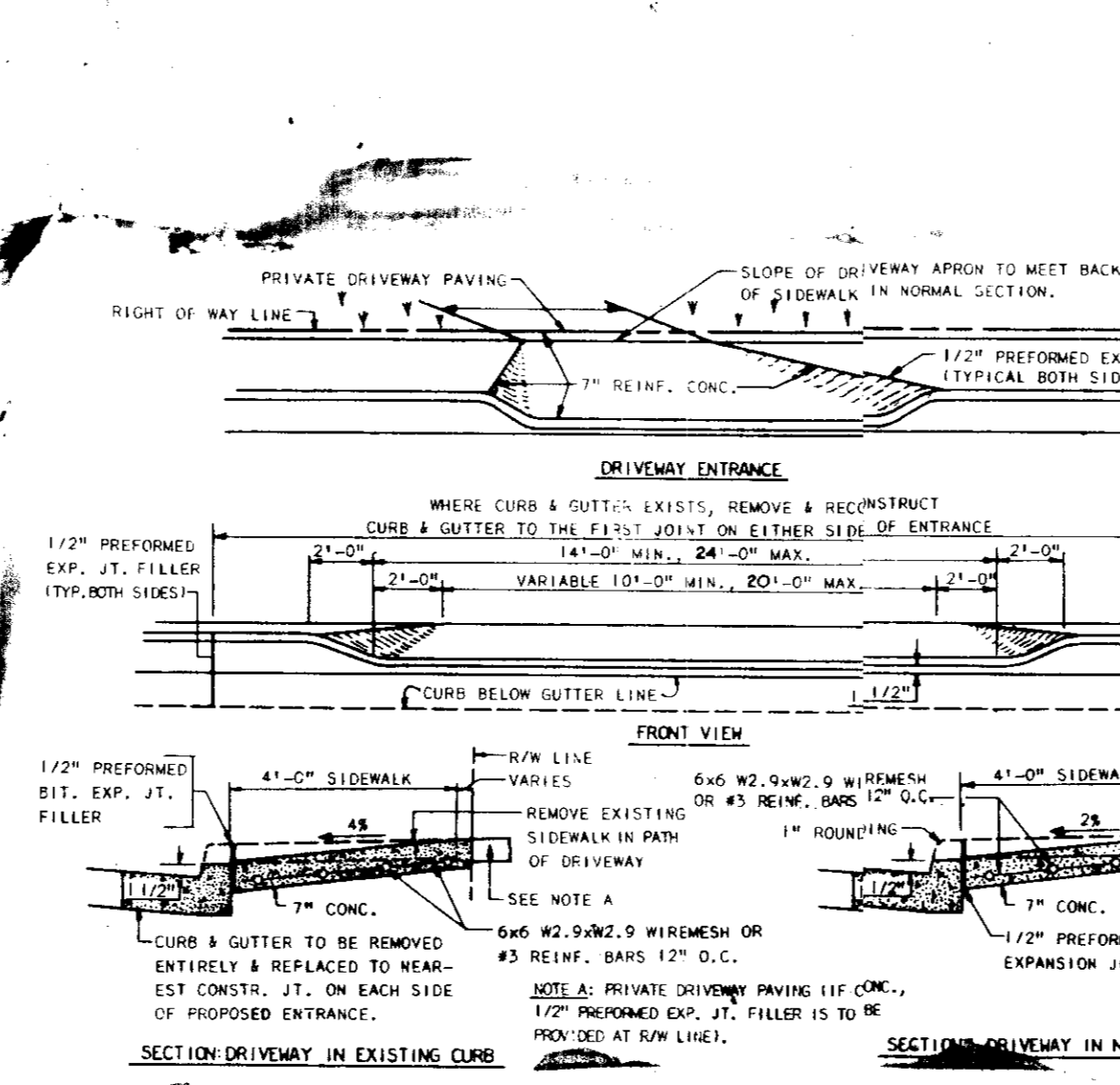
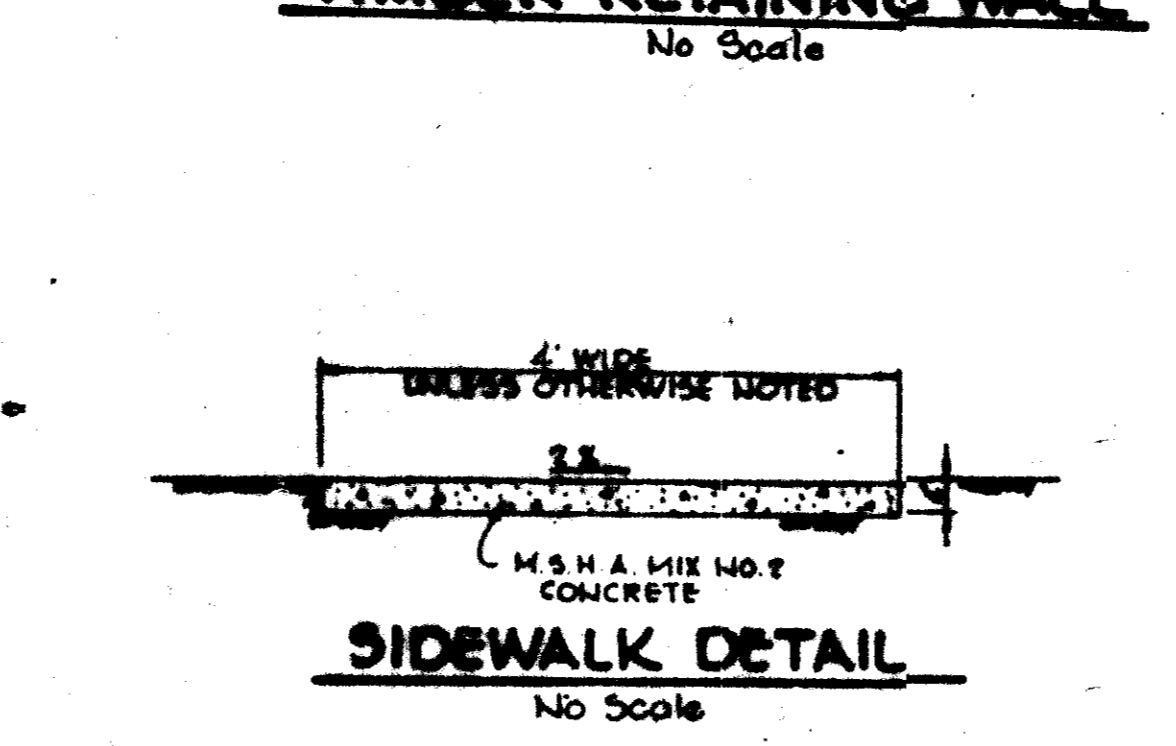
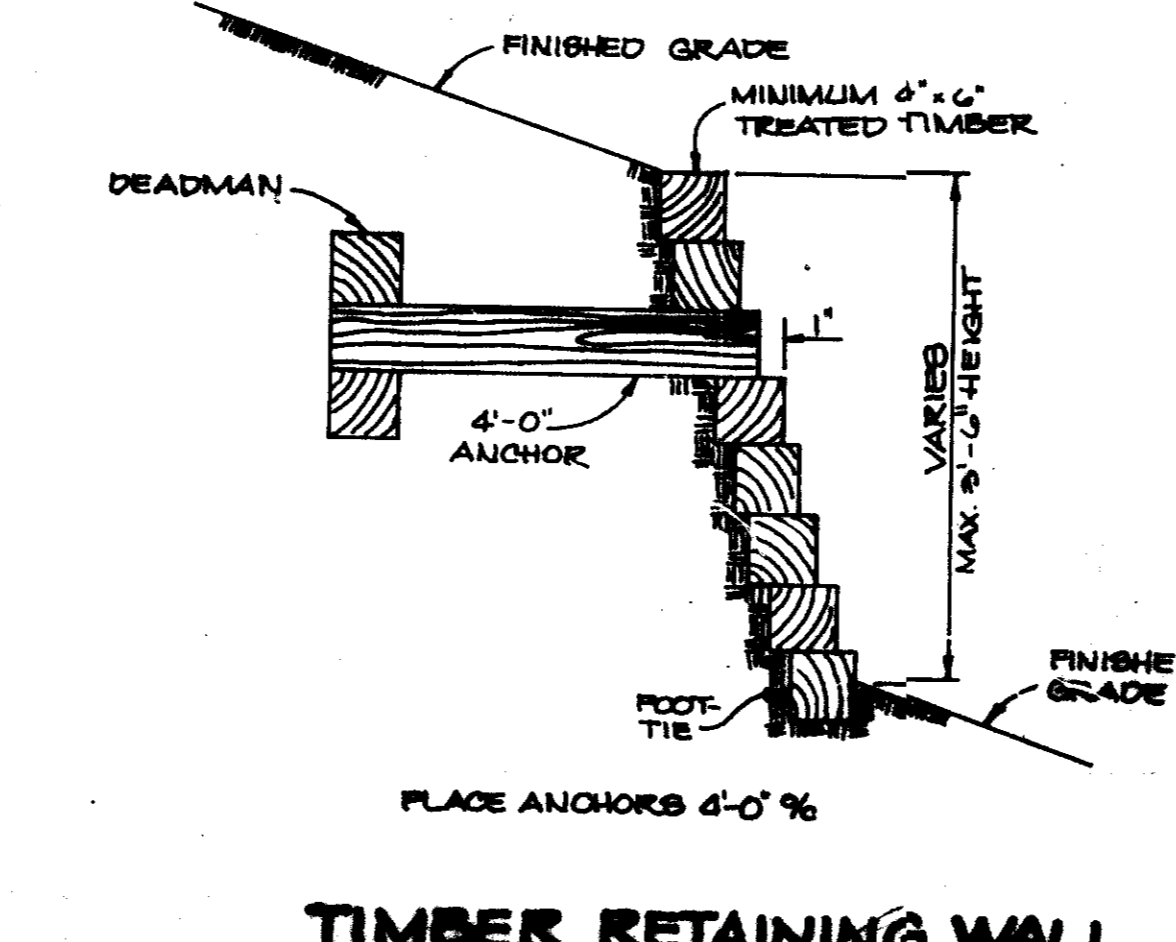
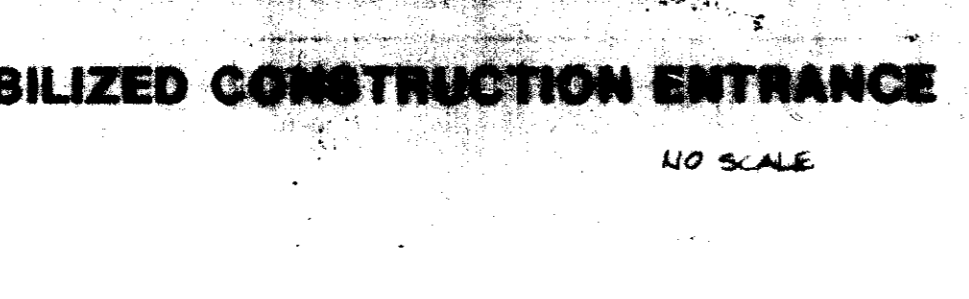
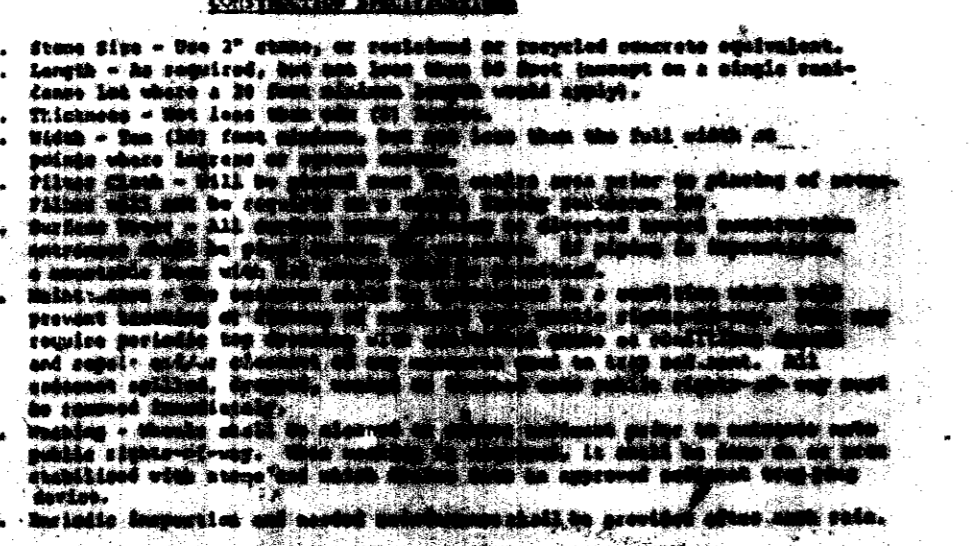
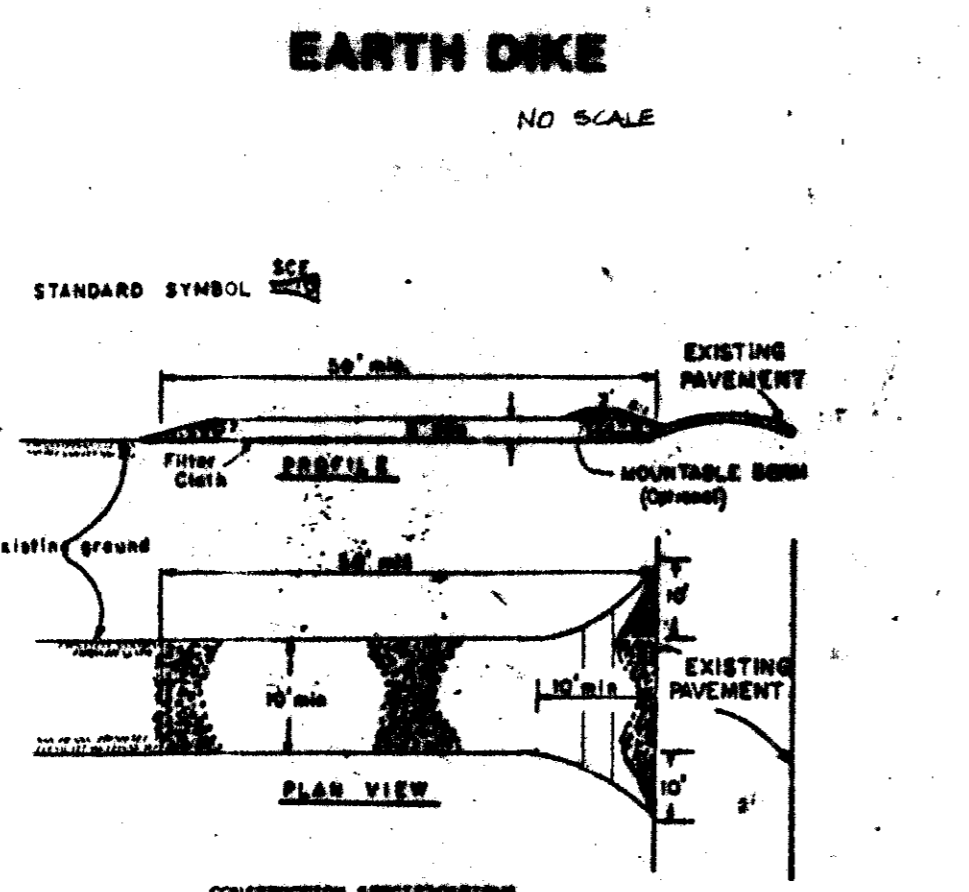
- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (992-2437).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days on so to all other disturbed or graded areas on the project site.
- All sediment accumulation shown must be fenced and warning signs posted around the perimeter in accordance with Vol. 1, Chapter 12, of the HARTLAND STANDARDS MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 31) and (Sec. 34), temporary seedings (Sec. 50) and mulching (Sec. 53). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:
 

Total Area of Site	4.72 acres
Area to be disturbed	1.77 acres
Area to be seeded or planted	2.95 acres
Area to be vegetatively stabilized	2.95 acres
Total Cut	Cu. yds.
Total Fill	Cu. yds.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.
- Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
- Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.



**GRAVEL SPECIFICATIONS**

NO.	SIZE	USE	TEST
1	5/8" - 3/4"	Sub on Street Slope	Sub on Street Slope
2	1/2" - 3/4"	Sub on Street Slope	Sub on Street Slope
3	1/2" - 3/4"	Sub on Street Slope	Sub on Street Slope
4	1/2" - 3/4"	Sub on Street Slope	Sub on Street Slope



**APPROVED**  
DIVISION OF  
COMMUNITY PLANNING  
& LAND DEVELOPMENT  
HOWARD COUNTY,  
MARYLAND  
DATE: 3-23-89  
P.S.M.G. of 11-23-88

APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS AND STORM DRAINAGE SYSTEMS AND EROSION CONTROL MEASURES  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 6-20-89

BY THE DEVELOPER:  
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION SHALL BE DONE ACCORDING TO THIS PLAN AND THAT ALL PERSONNEL INVOLVED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE ATTENDANT AT ALL TIMES AND SHALL BE REQUIRED TO MAINTAIN THE PERMITS AND APPROVED TRAILING PROGRAM FOR THE SEEDING AND EROSION BEFORE BEGINNING THE CONSTRUCTION.

BY THE ENGINEER:  
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE DESIGN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.

REVIEWED FOR AND MEETS TECHNICAL REQUIREMENTS  
U.S. SOIL CONSERVATION SERVICE  
DATE: 5-17-89

APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS AND STORM DRAINAGE SYSTEMS AND EROSION CONTROL MEASURES  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: 6-20-89

BY THE DEVELOPER:  
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION SHALL BE DONE ACCORDING TO THIS PLAN AND THAT ALL PERSONNEL INVOLVED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE ATTENDANT AT ALL TIMES AND SHALL BE REQUIRED TO MAINTAIN THE PERMITS AND APPROVED TRAILING PROGRAM FOR THE SEEDING AND EROSION BEFORE BEGINNING THE CONSTRUCTION.

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REVIEWED FOR AND MEETS TECHNICAL REQUIREMENTS  
U.S. SOIL CONSERVATION SERVICE  
DATE: 5-17-89

DATE: NO. REVISIONS

OWNER/DEVELOPER  
CAPITAL HOMES INC.  
8905 GUILDFORD RD., SUITE 290  
COLUMBIA, MARYLAND 21046

PROJECT  
**WILLOWOOD**  
SECT. 1 LOTS 92-145  
AREA TAX MAP NO. 57 PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
**REVISIONS TO SDP 87-81**  
**DETAIL SHEET**

THE RIEMER GROUP, INC.  
The Riemer Group, Inc. A Land Planning, Design & Construction Firm  
3105 Heath Park Drive, Ellicott City, Maryland 21043 (301) 461-0663

DATE: 3/30/89  
DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
PROJECT NO. 24200  
DATE: JANUARY 30, 1989  
SCALE: AS SHOWN  
DRAWING NO. 6060  
SDP 87-149